

Subject: Ordinance amending Ordinance 18-04 related the Net Ministries and use of 1924 Bidwell Avenue.

Meeting Date: Monday, February 27th, 2023

Submitted/Presented by/Department: Ben Boike - Community Development

Action Type

- | | |
|---|--|
| <input type="checkbox"/> Consent Item | <input type="checkbox"/> Discussion/Direction |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Informational Only |
| <input checked="" type="checkbox"/> Action/Motion | <input type="checkbox"/> Report |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Other: Closed Session |

Action

Approve the final reading of an Ordinance Amendment to Ordinance 18-04.

Background

As outlined at the January 23, 2023 Open Council Work Session, Net Ministries is requesting an extension related to the Use of 1924 Bidwell Avenue. As stated in Ordinance 18-04, Net Ministries was allowed to utilize the single-family home at 1924 Bidwell Avenue to house up to 10 non-related training staff and maintain tax exempt status until one of the following occurred:

1. If Net Ministries acquires 2010 Stryker (currently have a right of first refusal to purchase), then within 9 months of closing, Net Ministries must rezone 2010 Stryker to PRD and can utilize the home for housing up to 10 non-related residents. At that time, Net Ministries is required to reduce the number of residents at 1924 Bidwell to 3 non-related residents and change the property tax classification to that the property becomes taxable, or sell 1924 Bidwell.
2. If Net Ministries still owns 1924 Bidwell, but does not acquire 2010 Stryker by December 31, 2022, then Net Ministries must either change the property tax classification and reduce the number of non-related occupants to 3 or less, or Net Ministries must sell the property.

To date, Net Ministries has not purchased 2010 Stryker. The owner of 2010 Stryker has no immediate intention of selling however still intends to sell to Net Ministries once she opts to move. As a result, Net Ministries requested an extension to allow continued occupancy of 1924 Bidwell for up to 10 non-related occupants until the owner of 2010 Stryker sells.

Per direction at the OCWS meeting on January 23, 2023, and as reviewed at the February 13, 2023 Council meeting, staff has drafted the attached ordinance amendment to provide an extension on the continued Use of 1924 Bidwell to allow continued occupancy of up to 10 non-related occupants and maintain tax exempt status until December 31, 2024.

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The draft amendment also includes language stating that should the owner of 2010 Stryker sell, transfer or convey to someone other than Net Ministries, whichever occurs first, then Net Ministries must either change the property tax classification of 1924 Bidwell so that it becomes taxable property and must comply with the City's occupancy requirements for single-family residential properties (3 non-related occupants or less), or Net Ministries must sell 1924 Bidwell to a new owner.

Attachments

Draft Ordinance Amendment
Ordinance 18-04
Net Ministries Map

Previous Relevant Actions

First Reading was approved on February 13, 2023

Alternatives

N/A

Financial

Budgeted: ☐ Yes

☐ No Financial Impact

Fund:

Department:

Account: Click or tap here to enter text.

Amount: Click or tap here to enter text.